REDI Equitable Development Framework and Principles

The following framework and principles have been developed by the Richmond Equitable Development Initiative (REDI), a diverse coalition of organizations committed to growth that benefits rather than burdens existing residents and that involves low-income residents in the decisions that impact their lives and neighborhoods. Piecing together the intersections among critical elements of the city, including land use, housing, economic development, transportation and health, will build a path to a vibrant, holistic, and just community. As a foundation, the following framework and principles are REDI’s vision of an equitable Richmond.

What is Equitable Development?

I. A commitment to reducing poverty and social inequities
II. Revitalization of core neighborhoods
III. Adequately providing basic needs and services for all people regardless of socioeconomic status
IV. Understanding the interdependence of land use, economic development, transportation, housing, and health
V. Development that results in a healthy local environment and strong quality of life for all
VI. Engagement of those most directly impacted—such as low-income people, people of color, immigrants, churches, and unions—at every stage of the development process

The Richmond General Plan Update represents a profound opportunity for Richmond’s residents to develop clear, realistic and forward-looking policies for building a more equitable and sustainable future for all who call it home. To guide the process for developing sound policies, REDI uses the following principles as a solid foundation for Equitable Development.

Equitable Development Principles

Equitable Land Use requires…

☐ A healthier local environment, especially in communities currently impacted by heavy industry.
☐ An increase in living wage jobs for Richmond residents and/or an increase in entrepreneurial opportunities for Richmond residents on currently zoned industrial and commercial land.
☐ Any significant changes in land use should be tied to an increase in community ownership of land through a land trust or local community-based organizations.
☐ Infill development in already developed areas.
☐ Mixed-use density along major transit corridors.
Equitable Economic Development requires…

- Strategic planning that establishes long-term priorities and criteria for economic development to guide future development and growth.
- Strategies that consider how land use promotes economic development that alleviates poverty and develops a strong workforce.
- Creating and using new capital and investment opportunities for existing low-income residents to overcome economic and employment challenges.
- Prioritizing high job quality standards, including job training, sustainable wages, childcare and other employment support, in new economic development projects.
- Promoting and nurturing local community entrepreneurship opportunities.

Equitable Housing requires…

- Low-, very-low, and extremely-low income families have access to decent, affordable housing in mixed-income neighborhoods.
- A safe and healthy housing stock, free from environmental hazards and in compliance with the housing code.
- Development of housing affordable to lower-income families near amenities, health and social services, transportation, and quality job opportunities.
- Achieving a jobs/housing balance in the City that will meet the housing and employment needs of lower-income families and individuals.
- Any city incentives provided to real estate developers, such as density bonuses, redevelopment funds, or tax breaks, will result in community benefits for local residents.
- Meeting the particular housing needs of special needs groups, including large families, single-parent households, persons with disabilities and homeless individuals and families.

Equitable Transportation requires…

- A commitment to maintaining and improving public transportation services throughout the city.
- Reduced automobile usage and vehicle miles traveled in Richmond.
- Promotion of alternative transportation modes through providing safe, attractive, and convenient routes for bicyclists and pedestrians.
- Improved residential streets with calmed and slowed traffic.
- Transit that remains affordable to the most vulnerable populations of the community.

REDI organizations are Urban Habitat, Contra Costa Faith Works!, East Bay Alliance for a Sustainable Economy (EBASE), Center for Community Innovation, ACORN, the Asian Pacific Environmental Network, Communities for a Better Environment, and Ma’at Youth Academy.